

# CITY of PLACERVILLE

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	9,175
Annual Single-Family Units Permitted (1996-98, Avg.):	38
Annual Multi-Family Units Permitted (1996-98, Avg.):	26
Total Annual Residential Units Permitted (1996-98, Avg.):	64

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: impact fees

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

- Capital Facilities Study (1985) - parks, other facilities
- Water & Sewer Rate and CIP Study (1997) - water, sewer, capital improv'ts
- Traffic Impact Mitigation Fee Study Update (1999) - traffic

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Northeast Placerville Highway 49 @ Combellack Road
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, full infrastructure, utility undergrounding, street lights, bus stop, landscaping
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks one side only, street lights, frontyard landscaping, one tree per lot
-Common Amenities / Open Space:	-no req't
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	218,590
Total Valuation per 25 Unit Subdivision Model	5,464,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		590
Zone Change Application Fee	flat		480
Planned Development Use Permit Fee	flat		590
Preliminary Map Fee	flat		220
Tentative Map Fee	1000/1st lot + 50/next 4 lots + 30/additional lots		1,800
Final Map Fee	400 flat + 5/lot		525
Environmental Assessment / Neg Dec Fee	flat		330
<b>Subtotal Planning Fees</b>			<b>4,535</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1200 flat + .007 x val'n	2,730	68,250
Building Plan Review Fee	600 flat + .003 x val'n	1,256	31,400
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	547
Blueprint / Microfilm / Copy Fee	flat per unit	10	250
Fire District Review	flat per unit	30	750
Grading Plan Check Fee	flat per schedule		49
Improvements Permit	1774 flat/1st 100,000 + 1% of remainder		5,774
Grading Permit	flat per schedule		274
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>107,294</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance District	flat per unit	67	1,675
School District	1.93 / sf	4,825	120,625
City - Sewer Connection Fee	flat per unit	1,000	25,000
City - Sewer Capital Improvements Fee	flat per unit	3,800	95,000
City - Water Meter Fee	flat per meter	450	11,250
City - Water Meter Installation Fee (by city)	flat per meter	200	5,000
City - Water Connection Fee	flat per unit	1,000	25,000
City - Water Impact Fee	flat per unit	3,631	90,775
City - Fire Impact Fee	flat per unit	500	12,500
City - Park Development Fee	flat per unit	600	15,000
City - Traffic Impact Fee	flat per unit	1,692	42,300
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>444,125</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>555,954</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>22,238</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Southeast Placerville - Country Club Area Barrett Drive @ Country Club Drive
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-upgrade to current citywide infrastructure standard;
-Project Management Requirements:	-street frontage improvement agreement; future infrastructure deferral agreement
-Typical Reporting	-none

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	218,590

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1200 flat + .007 x val'n	2,730	2,730
Building Plan Review Fee	600 flat + .003 x val'n	1,256	1,256
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	22
Blueprint / Microfilm / Copy Fee	flat per unit	10	10

Fire District Review	flat per unit	30	30
Grading Plan Check Fee	flat per schedule		42
Grading Permit	flat per schedule		149
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>4,239</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	4,825
City - Sewer Connection Fee	flat per unit	1,000	1,000
City - Sewer Capital Improvements Fee	flat per unit	3,800	3,800
City - Water Meter Fee	flat per meter	450	4,450
City - Water Meter Installation Fee (by city)	flat per meter	200	200
City - Water Connection Fee	flat per unit	1,000	1,000
City - Water Impact Fee	flat per unit	3,631	3,631
City - Fire Impact Fee	flat per unit	500	500
City - Park Development Fee	flat per unit	600	600
City - Traffic Impact Fee	flat per unit	1,692	1,692
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>21,698</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>25,937</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of Model in this Jurisdiction:** North Central Placerville  
between Miller Way and Clay Street

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, full infrastructure, utility undergrounding, street lights, bus stop, landscaping
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks one side only, parking area lights, unit landscaping -- city prefers private streets
-Common Amenities / Open Space:	-discretionary amenities negotiated with developer; typ. includes - tot lot, half court basketball and active turf space
-Project Management Requirements:	-Conditions of Approval; Landscape Maintenance Agreement
-Typical Reporting:	-geotechnical

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.40
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	78,820
Total Valuation per 45 Unit Multi-Family Development Model	3,546,900

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		590
Zone Change Application Fee	flat		480
Planned Development Use Permit Fee	flat		590
Site Plan Review	835/1st 100,000 val'n + .001 x val'n remainder		4,282
Environmental Assessment / Neg Dec Fee	flat		330
<b>Subtotal Planning Fees</b>			<b>6,272</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1.2% of val'n	946	42,570
Building Plan Review Fee	.6% of val'n	473	21,285
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.88	355
Blueprint / Microfilm / Copy Fee	flat per building	10	60
Fire District Review	flat per unit	30	1,350
Grading Plan Check Fee	flat per schedule		46
Improvements Permit	1774 flat/1st 100,000 + 1% of remainder		5,774
Grading Permit	flat per schedule		231
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>71,671</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance District	flat per unit	67	3,015
School District	1.93 / sf	1,930	86,850
City - Sewer Connection Fee	flat per unit	1,000	45,000
City - Sewer Capital Improvements Fee	3800/1st unit + 3550/additional units		160,000
City - Water Meter Fee	flat per meter	450	20,250
City - Water Meter Installation Fee (by city)	flat per meter	200	9,000
City - Water Connection Fee (includes impact fee)	flat per unit	1,000	45,000
City - Water Impact Fee	flat per unit	2,473	111,825
City - Fire Impact Fee	flat per unit	500	22,500
City - Park Development Fee	flat per unit	600	27,000
City - Traffic Impact Fee	flat per unit	1,256	56,520
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>586,960</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Development Model</b> (total of subtotals above)	<b>664,903</b>
<b>Total Fees per Unit</b> (total from above / 45 units)	<b>14,776</b>